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## **MINUTES**

### **Call to Order**

- 1) Roll Call—Tom Vujovich, Rich Stenner, Matt Souza  
Absent—George Van Horn, Steve Champion, Jim Leinhoop  
Staff—Ed Curtin  
Guests: Kristi Belcher, Jim Clouse, Paul Minnis, Dave Hayward, Terry Coriden, Ann DeVore, Chris Crawl  
Have a quorum.

### **Action Items**

- 2) Approval of Minutes—The motion for approval of minutes was made by Rich Stenner and seconded by Matt Souza. Minutes were approved.
  - a. December 7, 2009
- 3) Election of officers—Matt Souza made the motion to nominate Tom Vujovich as President, Rich Stenner as Vice President, and George Van Horn as Secretary of the Redevelopment Commission. The motion was seconded by Rich Stenner. Motion was approved.
- 4) Tax Abatement Request—Jim Clouse presented. Sunright placed an abatement application for personal property only to expand their business at their new Walesboro location in the NW corner of the Industrial Park. The abatement request is for \$2.5million dollars all in manufacturing equipment. Nine new employees would be added to the 81 currently employed at Sunright. They will be presenting this application at the next City Council meeting. To date; they have had approximately 3 tax abatements for the new location and have at least 3 prior to moving to the new location. The City Council has requested the Redevelopments recommendation to the abatement. The redevelopment has a favorable recommendation for the City Council to approve the abatement. The motion for a favorable recommendation to City Council for the Sunright abatement was made by Matt Souza and seconded by Rich Stenner. Motion was approved.
- 5) Riverfront licenses—There was no action taken place on this issue. There was a small discussion on whether we should or should not go to City Council to increase the number of applications allowed in the Riverfront District while also reviewing the way the process has been handled. We have had some inquiries on additional locations for riverfront licenses. With the development of the downtown there could be some opportunity. One thing that we may look at changing is the time frame to when they have to get through the process of obtaining a license. There was some discussion on whether we should have a cap on the number of riverfront licenses and if we place a time limit on whether we should send a recommendation to the Mayor with conditions. A recommendation is to be brought to the next commission meeting.
- 6) Claims—There were no claims.

**Discussion Items**

- 7) None at this time

**Information Items**

- 8) Staff Report—Ed Curtin presented. The steel for the Commons is about 40%-50% complete and should be fully completed by the end of the month. We are trying to set up a topping out ceremony where it will give the community an opportunity to sign a steel beam that will be part of the Commons. This beam will be the last one set in place for the Commons. The Jackson Street is essentially complete besides the final coat which will be done when the project is finished. Sidewalks are all complete and open to the public. Met with 4 teams for doing a master plan for the Walesboro Industrial Park. We narrowed it down to 2 teams that will come back and talk at more length about the project. It is close to 700 acres of property that is currently owned by the Board of Aviation and part of our TIF area. Kent Anderson, MPO, is helping fund the master planning portion of it. Corey Carr, Steve Ruble, Jeff Bergman, and others from the Aviation are involved in it.

**Board Comments**

**Adjourn**